



117 Cavell Avenue North, Peacehaven, BN10 7QQ
£390,000

CarruthersandLuck
SalesandLettings

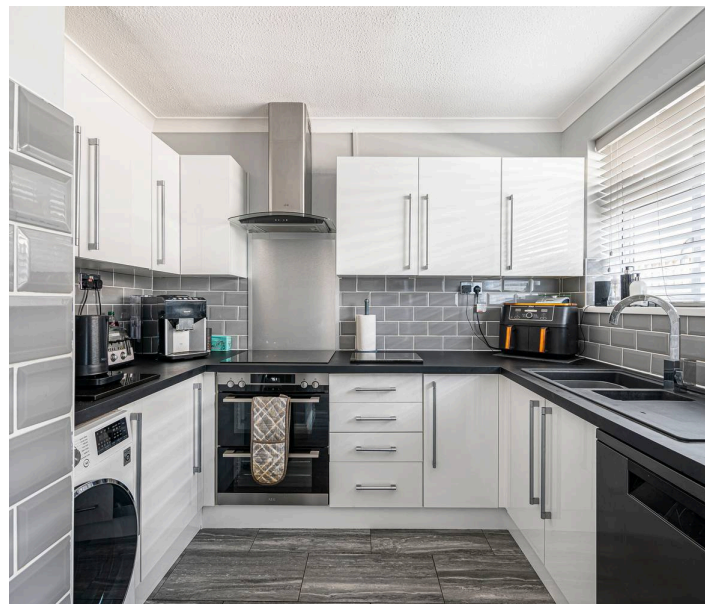


117 Cavell Avenue North

Peacehaven

This spacious and well presented three bedroom detached bungalow is ideally situated in a favoured residential area, offering easy access to local shop, reputable schools and convenient bus services to Brighton City Centre. The property boasts a bright and airy west-facing L-shaped lounge and dining room, providing a versatile space for both relaxation and entertaining, with large windows that fill the room with natural light throughout the afternoon and evening. The modern high gloss white kitchen is equipped with ample storage, and sleek worktops, making it a practical and stylish space for culinary enthusiasts. Each of the three bedrooms is generously proportioned, offering flexibility for use as guest rooms, home offices, or additional living space as required.

The contemporary shower room features a modern white suite with quality fixtures and fittings, ensuring both comfort and functionality. The property is immaculately maintained throughout, with quality flooring and tasteful décor creating a welcoming and comfortable atmosphere.



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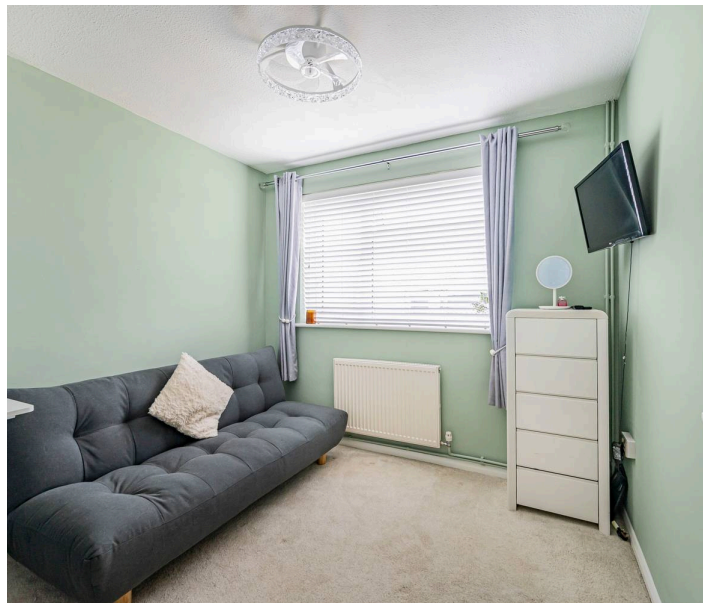
Peacehaven

Externally, the bungalow is complemented by well-designed and meticulously maintained gardens, enhancing both kerb appeal and outdoor living potential. The front garden is attractively landscaped and features a private driveway that provides ample off road parking for multiple vehicles, as well as direct access to the garage (ideal for secure parking or additional storage). To the rear, the beautifully landscaped garden offers a tranquil retreat, featuring a raised decked area perfect for outdoor dining and entertaining, as well as a spacious patio that provides further seating options. Mature planting, well-kept lawns, and thoughtfully placed borders create a sense of privacy and seclusion, making the garden a delightful space for relaxation or family gatherings. Whether you are looking for a home that offers immediate comfort or the potential to adapt spaces to suit your lifestyle, this bungalow presents an exceptional opportunity in a highly convenient location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



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Approximate Gross Internal Floor Area = 80.25 sq m / 864 sq ft

Garage Area = 13.01 sq m / 140 sq ft

Total Area = 93.26 sq m / 1004 sq ft

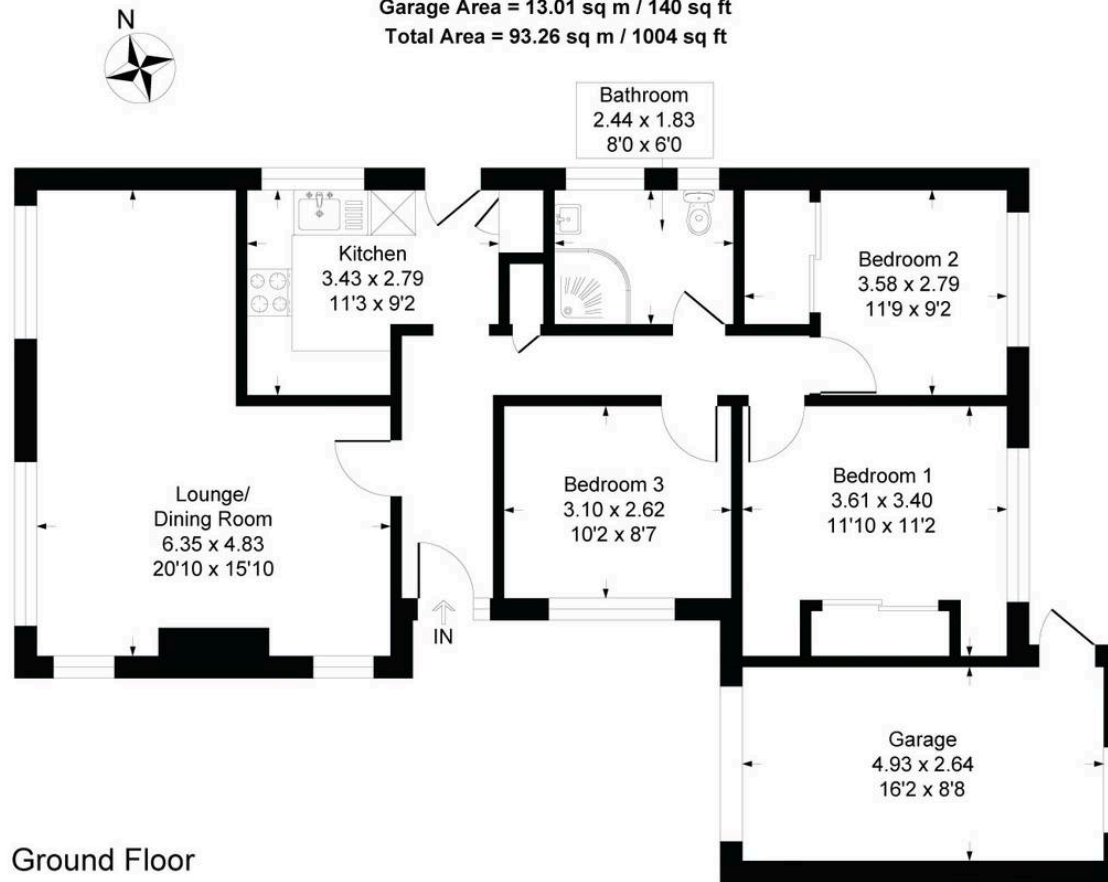


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Carruthers and Luck Sales and Lettings

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